



LAWRENCE RAND

Pavilion Way, Ruislip

In Excess of £650,000

KEY FEATURES:

- Immaculate three bedroom semi detached bungalow
- Two bathrooms
- Open plan kitchen/lounge/diner
- Master bedroom with dressing room & ensuite
- Driveway

An immaculately presented three-bedroom, two bathroom extended semi detached bungalow, tastefully designed and decorated throughout to create stylish, living accommodation set over two floors. Located on a popular road close to sought after schools, transport links and shops.

The main focus of this property is the generous open-plan kitchen, dining, and living area, with well appointed high-specification integrated appliances, quartz worktops, and sleek bifold doors that lead out to the rear garden. Bedrooms two and three are located on the ground floor. Bedroom two could also be used as an additional reception room and has a large front aspect bay window flooding the room with plenty of natural light. Completing the ground floor is a fresh family bathroom. The impressive master bedroom is on the first floor and boasts a dressing room and a luxury ensuite shower room.

The garden is designed with low maintenance in mind, and has a large decked area leading to a grassed area and a storage shed. The frontage offers off street parking for three cars.



Pavilion Way is a sought after location conveniently positioned for the great amenities of Eastcote High Street, where you will find an array of great shops, restaurants and coffee shops. Eastcote tube station services the Metropolitan/Piccadilly line providing swift access into Central London. For the motorist the A40/M25 is also in close proximity, offering quick routes also into Central London and the surrounding Home Counties. The area and property are great for families, with many good schools close by, parks and leisure facilities.

Verified Information:

Council tax band: D

Local authority: London Borough of Hillingdon

Tenure: Freehold

Property construction: Standard form

Energy Performance rating: C

Suppliers:

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.





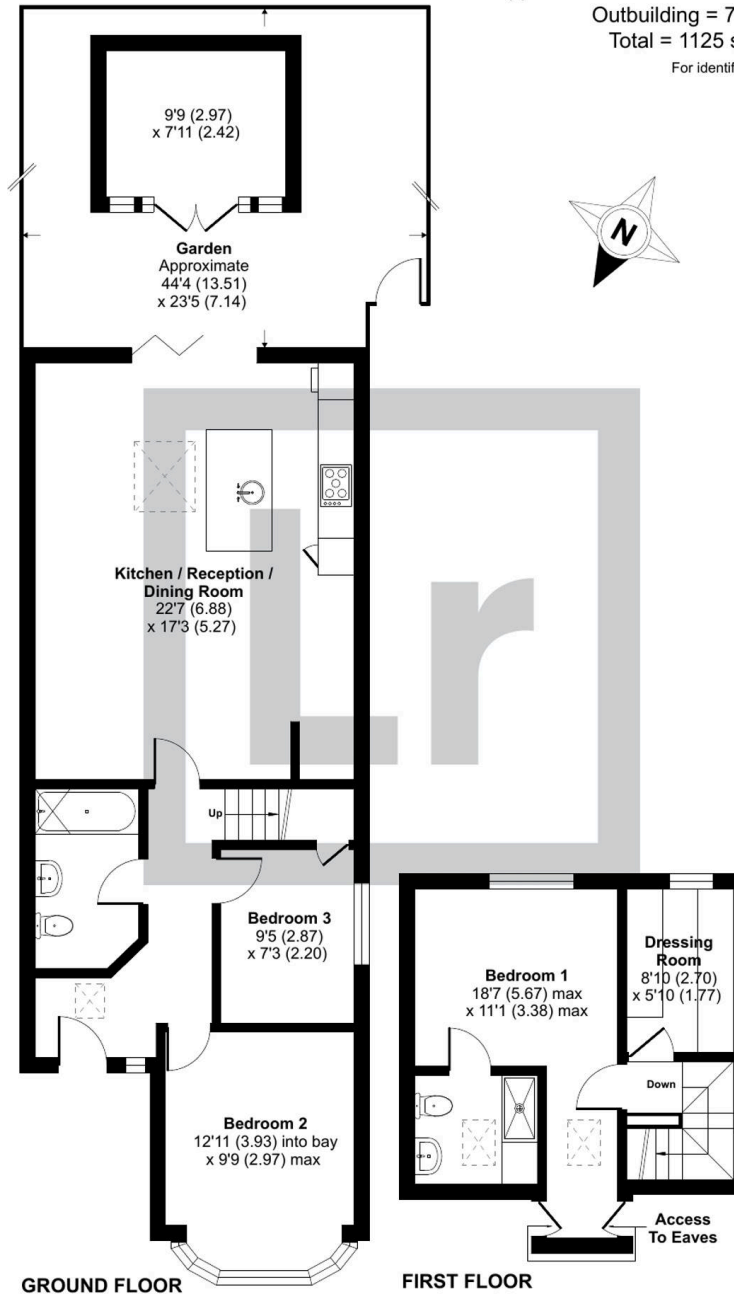
Pavilion Way, Ruislip, HA4

Approximate Area = 1048 sq ft / 97.3 sq m

Outbuilding = 77 sq ft / 7.1 sq m

Total = 1125 sq ft / 104.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2025. Produced for Lawrence Rand. REF: 1329052



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